

# NASHUA HISTORIC DISTRICT COMMISSION

Monday, August 22, 2016 6:30 p.m. – Room 208, City Hall

## *Members:*

Ald. David Schoneman  
Robert Vorbach  
Mariellen MacKay – Acting Chair  
Edward Weber  
Steve Edington

## *Also present:*

Carter Falk, Deputy Planning Manager/Zoning

## **MINUTES:**

July 25, 2016:

**MOTION** by Mr. Weber to approve the minutes as presented, waive the reading, and place the minutes in the permanent file.

**SECONDED** by Mr. Vorbach.

**MOTION CARRIED UNANIMOUSLY.**

## **NEW BUSINESS:**

**Cos & Linda Marandos, 102 Peele Road, Nashua, NH**

- 1. T.J. Lats Latvis & Hattaya Dowbenko (Owners) 41 Orange Street (Sheet 44 Lot 2) requesting approval to remove an existing window on the northwestern (left side) elevation adjacent to garage doors, and replace with an exterior door. RC Zone, Ward 3.**

Mr. Marandos said he is with his wife Linda, and are representing TJ Latvis, he said he has a power of attorney for her.

Mr. Marandos said the picture in the package shows the window that will be removed, and replaced with a door. He said that she has a storage area down there, and to avoid always opening up the garage door, she'd rather have a door to access that location, and not to impact any of the tenants.

Mrs. MacKay asked to verify the exact window.

Mr. Marandos said it's the second window from the front, the one right next to the garage.

Mr. Falk said that a print of what the door looks like is also submitted, as well as the hardware that goes with it.

Mr. Weber said that it's a really nice door, a 1¾ inch solid door.

Sampson said the Historical Society is an abutter to the project. He asked if anyone had any opposition to his sitting with the Commission; if so, he will step down. As there was no opposition, Mr. Sampson continued to preside.

Mr. Weber asked about the headroom.

Mr. Marandos said that the window is 42"x69". He said that the door will be 36" x80", so it'll be about 11 inches taller.

Mr. Vorbach said that the door is a quality door, and said that it is appreciated, and works with the character of the house.

Ald. Schoneman asked if it will be at grade, no stepdown.

Mr. Marandos said it is at grade.

Ald. Schoneman asked if there is any thought to doing an awning over the door.

Mr. Marandos said no awning is contemplated, it is just replacing the window with the door, that's it.

Mr. Weber asked if they are worried about water going in, because it's right on the ground.

Mr. Marandos said that the grade will pitch out from the area.

Mrs. MacKay asked about putting in some pavers around the door, graded away from the door, if that is contemplated.

Mrs. Marandos said that she's sure the owner has thought about it, but doesn't know if they'll do it.

**MOTION** by Ald. Schoneman to approve the request, as presented.

**SECONDED** by Mr. Vorbach.

**MOTION CARRIED UNANIMOUSLY.**

**Todd Tousley, Penuche's Ale House, 4 Canal Street, Nashua, NH.**

- 2. Todd Tousley (Owner) Penuche's Ale House (Applicant) 4 Canal Street (Sheet 43 Lot 38) requesting approval to remove existing brown arched-top exit door and replace with a window; also, to revise deck approved at 4-25-16 HDC meeting. D-1/MU Zone, Ward 3.**

Mr. Tousley said that he presented a deck proposal before the Commission a few months ago, to expand the deck. He said that when he was there with his contractor a month ago, and with the

new deck, people would have to step down to the door. He showed the Commission a picture of a glass door that was installed when they expanded a year ago, and it's about eight feet away from the old hobbit door, and it's at the level of the deck, so they thought the best thing to do is to eliminate the steps and take the deck so it would be level all the way up to the building, and remove the door and put in a nice window there that matches the last window that was approved here from the previous expansion.

Mr. Tousley said that this will be contingent upon the Fire Department approving this, because there has to be proper means of egress. He said that he is waiting on their decision. He said that if the Fire Department isn't supportive, he said he'd revert back to the original drawing, and if they are supportive, he'll do it the proposed way. He said it would be neater to do it the proposed way, there would be no stairs. He said it would be great for handicapped access as well, and it's at the level of the deck that's already there. He said it would look neater and nicer.

Mr. Vorbach said it's better to have one big deck surface rather than steps down to a door, it would be an interrupted surface, and it is more of a tripping hazard, and the proposed deck would function better with one surface, it has more continuity than having steps down to another door.

Mr. Tousley said he wished he had thought of this from the beginning.

Ald. Schoneman said that procedurally, it is still waiting on the Fire Department. He asked if there will be two approvals, two designs that are approved, and whichever one the applicant decides to go with is good.

Mr. Falk said that if the Fire Department agrees with the new proposal, then he can go ahead with the new plan. He said that if the Fire Department doesn't go along with the new plan, he said he's not sure if the Fire Department may suggest any revisions or alternatives.

Mr. Tousley said after the first approval, the Fire Department had no problems with it, they wanted to make sure that there were access stairs in the front.

Ald. Schoneman asked if this request, if granted, would replace the last approval.

Mr. Falk said that if the new one is approved, and he builds it, the other one would just go away.

Mrs. MacKay said that she likes the accessibility factor, it's much easier to navigate one surface rather than two.

Mr. Tousley said that last time, there were two choices for the entrance, one in the front and one in the side, and the Fire Department didn't have a problem with that.

**MOTION** by Ald. Schoneman to approve this plan as an alternate to the previous plan approved, but it will not replace the previous plan, that one is still an option for the owner.

**SECONDED** by Mr. Vorbach.

**MOTION CARRIED UNANIMOUSLY.**

## **OTHER BUSINESS:**

### Expansion of Historic District:

Ald. Schoneman said that conversations seem to indicate that a scaling back of the initial proposal may be a good idea, as there is still a desire to do some kind of an expansion amongst residents in Ward 3, but probably not to include Swart Terrace and Chester Street as we discussed before.

Ald. Schoneman said that perhaps for discussion purposes, we can have that map re-drawn to just include Berkeley Street and Greeley Park. He said it may be best to think upon it, and not necessarily decide upon at the next meeting.

Mr. Falk said that he can get the map re-drawn.

Mr. Weber asked if one separate house can be designated as being in the Historic District.

Mr. Falk said that it doesn't have to be contiguous to the current district boundary, it could be a separate property, as long as the property owner is willing and able to go through the process and have it be designated in the historic district. He said that it's common in other towns to have one little block, or just a house here or there that are in the district.

Mr. Weber asked how many buildings are in the City's district.

Mr. Falk said he believes there are 200. He said he's not sure how many are in the National Historic District Register.

## **ADJOURNMENT:**

The meeting was adjourned at 7:02 p.m.

CF/cf